

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

The property is two lots that contain a large utility easement and curved right of way that reduces the usable area of the land.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

Easements, set backs and Restrictions were placed when lot was developed.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

I am asking like any other homeowner who would like to improve and add value to his property. There are other similar structures in the same neighborhood.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Looking to improve and enhance the property by creating a structure sufficient to hold any items out of view from neighbors. My cars + equipment are being destroyed by weather.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

I am requesting a side setback from 10ft to 5ft and large enough to sufficiently house various equipment.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

There is sufficient drainage and will not impact the health, safety or welfare of any of my neighbors.
I is compatible with surrounding properties.